



## Peacock Place, London, N1 1YG

Offers in excess of: £725,000 Leasehold

**2 Bedrooms | 1 Reception Room | 2 Bathrooms**

An exceptional two bedroom apartment in Peacock Place, a discrete, sought after new development just off Upper St. The property offers two bedrooms, two modern bathrooms (one en-suite), bright open-plan kitchen-reception and private west facing balcony.

- Leasehold 132 years 4 months
- Service charge £4,450 pa
- Ground rent £300 pa

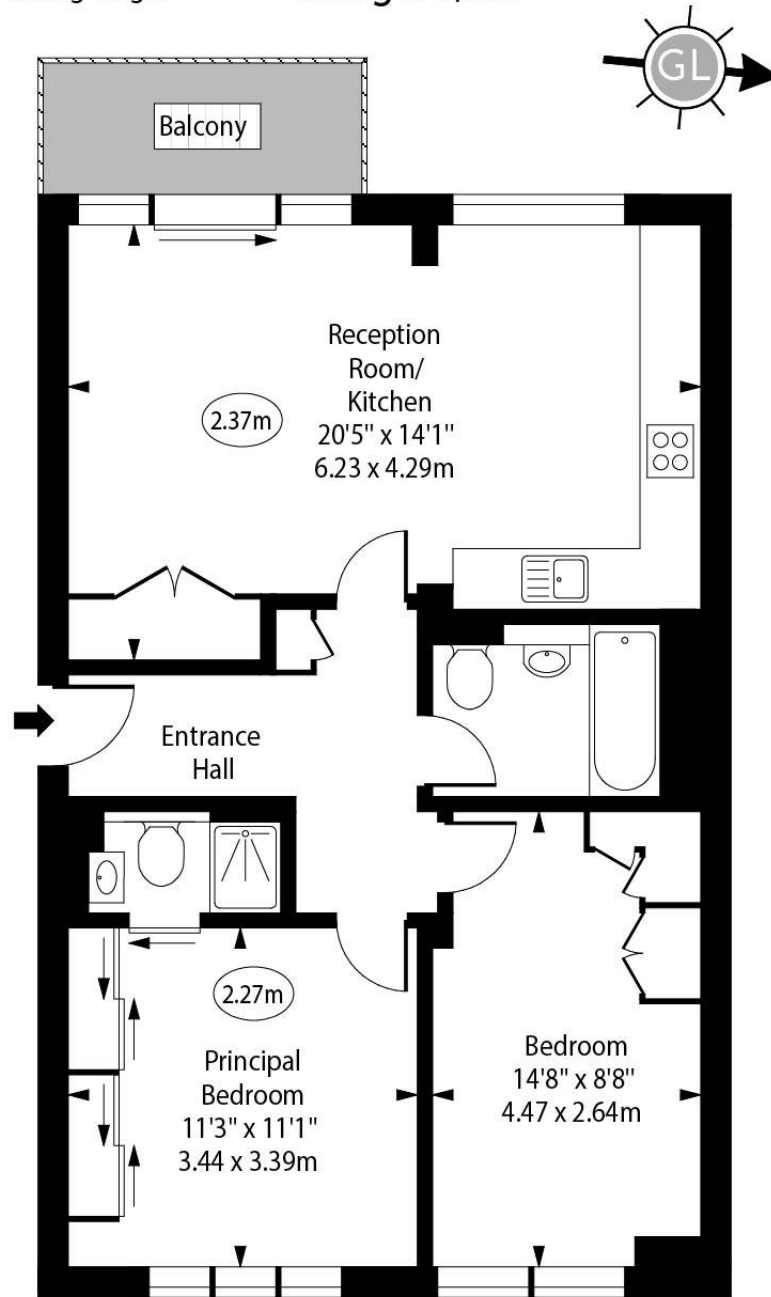


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Peacock Place,  
Laycock Street,  
Islington, N1

○ - Ceiling Height



Third Floor

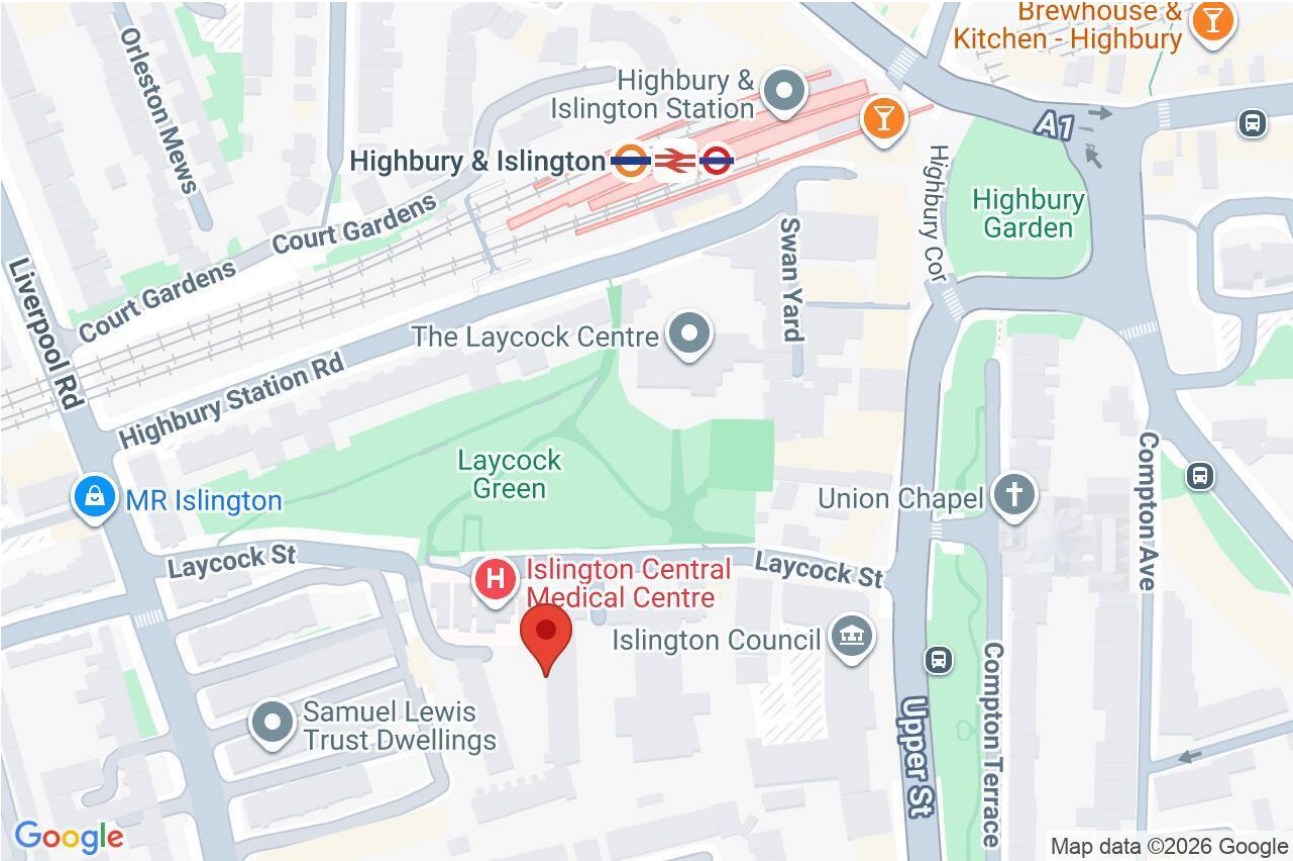
Approx Gross Internal Area      690 Sq Ft - 64.10 Sq M

Every attempt has been made to ensure the accuracy of the floor plan shown. However, all measurements, fixtures, fittings, and data shown are approximate interpretations and for illustrative purposes only. Measured according to the RICS. Not To Scale.

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Whilst every attempt has been made to ensure the accuracy of the floor plans contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or mis-statement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. The services, systems and appliances listed in this specification have not been tested and no guarantee as to their operating ability or their efficiency can be given.



| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             | 82 B    | 83 B      |
| 69-80 | C             |         |           |
| 55-68 | D             |         |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |